

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
MAY 15, 1963

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, May 15, 1963. Councilmen Brown, Culbertson, Dow, Ullmann and Katsakian (Mayor) present. None absent.

Also present: City Manager Graves, Administrative Assistant Carlton and Planning Director Rodgers. Absent: City Attorney Mullen.

MINUTES Minutes of May 1, 1963 were approved as written and mailed on motion of Councilman Brown, Ullmann second.

PUBLIC HEARINGS

CHERRY STREET Notice thereof having been published in accordance  
LIGHTING DIST. with law, Mayor Katsakian called for public hearing on the work and the assessment on the Cherry Street Lighting District. There were no protests, written or oral. On motion of Councilman Brown, Dow second, the City Council adopted Resolution No. 2626 confirming the assessment for the Cherry Street Lighting District.

PROPOSED  
ABANDONMENT - Notice thereof having been published in accordance  
LOCKEFORD ST. with law, the Mayor called for public hearing on  
ADJACENT TO the proposal to abandon 460 feet of Lockeford Street  
C.C. WOOD CO. in the vicinity of the Claude C. Wood Company prop-  
erty. The City Manager read the report from the  
Planning Commission that it had received a letter  
from the Claude C. Wood Company withdrawing its  
request for abandonment; the Planning Commission had  
therefore voted unanimously to recommend that no  
change be made in Lockeford Street. The City Clerk  
read letters from California Pine Box Distributors,  
County of San Joaquin and the Lodi District Chamber  
of Commerce opposing the abandonment. The City  
Manager then read a letter from the Claude C. Wood  
Company withdrawing its request for the abandonment  
of Lockeford Street adjacent to its property because  
of objections of nearby residents and businesses.  
There was no one in the audience who wished to speak  
in favor of the abandonment. Mr. Roy Weaver, Attorney,  
1149 North Eldorado Street, Stockton, representing  
many people living in the area of the proposed  
abandonment, said that he assumed the Council would  
not go forward on its own initiative after withdrawal  
of the request by the Claude C. Wood Company so he  
would not take up the Council's time by speaking  
against the proposal. Mrs. Audrey Boyd, 401 Myrtle  
Avenue, said the street should be kept open for  
future needs as well as present, and as it stands  
now a change is not needed. Mr. Graves mentioned  
the report made by Douglas Carmody, traffic engineer,  
who recommended that the frontage road be connected  
at Lockeford Street, but that it should be provided  
by the State Division of Highways. The local manager  
of the California Pine Box Distributors said that  
if Lockeford Street were closed as proposed it would  
be a great detriment to their business. Mrs. Dorothy  
McClaine, 1351 East Lockeford Street, said in con-  
versing with J. G. Meyer, District Engineer for the  
State Division of Highways, she had been informed  
that the State plans had originally provided for the  
frontage road crossing the tracks and being connected

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at Lockeford Street. City Manager Graves said he had no recollection of the City ever discussing such plans with the State. He said that the City had wanted Lockeford Street to be used as direct access into Lodi to keep the traffic from entering town on Pine Street which cuts through the center of the business district. Councilman Dow moved that the withdrawal of Claude C. Wood Company be accepted and that the proposal to vacate a portion of Lockeford Street be abandoned. The motion was seconded by Councilman Brown and carried by unanimous vote.

FRONTAGE ROAD  
BTW VICTOR RD  
& LOCKEFORD ST

Councilman Culbertson said that linkage of the frontage road between Lockeford Street and Victor Road should be discussed with the State. City Manager Graves said that it would be necessary to get State Public Utilities Commission approval for crossing the railroad which meant that approval of Southern Pacific for crossing its tracks would be required. Councilman Brown said that it would be worthwhile to try to get linkage of the frontage road approved. Mayor Katzakian felt that the City would have a better chance of getting the connection if need could be shown by traffic counts, etc. Councilman Dow felt it should be done now, before traffic patterns were established. Councilman Culbertson also felt that the City should get started now and he moved that the Administration commence discussion with the State Highway Department to establish a linkage of the frontage road between Victor Road and Lockeford Street. The motion was seconded by Councilman Ullmann and carried by unanimous vote.

PEDESTRIAN  
MALL

ORD. NO. 748  
INTRODUCED

Notice thereof having been published in accordance with law and all legal conditions having been complied with, Mayor Katzakian called for hearing on the proposal to establish a pedestrian mall in the alley between the Hotel Lodi and Lodi Theater Building on the west side of School Street. No claims for damages due to the proposed mall had been filed. Mr. Vernon Rastetter, 2217 West Lodi Avenue, Chairman of the Chamber of Commerce Civic Affairs Committee, spoke in behalf of the mall, stating it would benefit the downtown merchants. Planning Director Rodgers showed sketches of the proposed development. Mr. Graves said there were questions to be solved regarding loading, liability re fixtures such as planter boxes and benches, relocation of utilities, etc., but they could be worked out with the developers once they were assured that the mall would be established. He presented the draft of an ordinance which had been prepared by the City Attorney which would establish the mall as defined in State laws. Councilman Ullmann said that he favored the mall which would be an asset to the downtown business district. With the understanding that final plans for the mall would be subject to City approval, it was moved by Councilman Culbertson that Ordinance No. 748 establishing a pedestrian mall within the east 160 feet of the alley in Block 9, City of Lodi, be introduced. Stating that the people who wanted to develop the mall should be commended, Councilman Brown seconded the motion, which then carried by unanimous vote.

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RR CROSSINGS  
AT CLUFF AND  
MYRTLE

Mr. Vernon Rastetter, 2217 West Lodi Avenue, asked the Council to consider having the Engineering Department widen the paving crossing the railroad tracks at Cluff Avenue and Myrtle Street. He was told that these crossings were not in the city limits.

HAZARDS ON  
W. LODI AVE.

Mrs. Dante Ballatore, 324 Bella Vista, read a letter addressed to the Council concerning the hazards along Lodi Avenue from Ham Lane to Wood Drive. It stated that in view of the condition of the street and the amount of traffic thereon, it was very dangerous for children walking or riding bicycles and it was requested that a bicycle path be installed to keep children out of the travelled way for cars. The letter was signed by Mrs. Ballatore, Mrs. James Rinaudo, Mrs. Robert Mertz, Mrs. Jim Huber and Mrs. M. Tortorelli. Mayor Katzakian said that the improvement of this section of Lodi Avenue had been discussed recently by the Council. Because of the storm drain that is to be installed in this street and need for additional right of way, work has been delayed. Also, a portion of the street is still in the County. City Manager Graves said that he had looked at the south side of the street to see what could be done about installing a bicycle path and that it would be necessary to get rights of way in some areas in order to have sufficient room. He stated that negotiations would be started with property owners in an attempt to acquire sufficient right of way, but he expected to have problems in getting the dedications. Councilman Culbertson favored having a bicycle path if it could be done without too much difficulty, but he pointed out that property owners in Kristmont Acres should provide sidewalk in front of their residences as lack of sidewalk in this subdivision was a hazard as much as Lodi Avenue, only to a lesser degree.

## PLANNING COMMISSION

FINAL MAP  
ERICH PARK  
UNIT NO. 1

The final map of Erich Park Unit No. 1 was presented for Council approval, all the requirements of the Subdivision Ordinance having been complied with excepting that Mr. John Capell, who is out of town, has not signed the Subdivision Improvement Agreement. Councilman Brown moved the map be accepted subject to obtaining the needed signature. Motion was seconded by Councilman Dow and carried.

REZONE 300 BLK  
N. MAIN ST. TO  
"M" INDUSTRIAL

The Planning Commission by a 5 - 4 vote recommended approval of the request of Mr. Clarence Morris for a change of zoning from the R-4 multiple family residential zone to the "M" industrial zone for property located along the east side of the 300 block of North Main Street between Lawrence Avenue and the alley lying 250 feet north of Lockeford Street. On motion of Councilman Brown, Ullmann second, the matter was set for hearing on June 5, 1963.

## PC ACTIONS

The following actions of the Planning Commission were reported:

1. Denied by 8 - 0 vote the request of Mr. William Rempfer for a change of zoning from the R-2 and R-3 residential zones to the C-1 neighborhood commercial zone for property located along the north side of Lodi Avenue between California Street and Ham Lane.

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2. Approved a revised site plan for the Lakewood Mall shopping center located at the southwest corner of Ham Lane and Lockeford Street in the C-S commercial shopping zone. Also approved a use permit for the construction of Phases 1 and 2 of the shopping center, subject to certain conditions.

#### COMMUNICATIONS

WM. REMPFER  
APPEAL

A letter was read from Mr. Wm. E. Rempfer appealing the decision of the Planning Commission in disapproving his request for rezoning of the north side of Lodi Avenue between California Street and Ham Lane to C-1. On motion of Councilman Dow, Ullmann second, the Council set the appeal for public hearing on June 5, 1963, and referred the request back to the Planning Commission for a supplementary report.

CH OF COM. RE  
NO PARKING AT  
INTERSECTIONS

A letter from the Lodi District Chamber of Commerce was received recommending that all major street intersections be painted red (no parking area) on all four corners for at least 30 feet back from the intersection. The communication was referred to the Department of Public Works and to the Police Department for recommendation on motion of Councilman Dow, Brown second.

HAM LANE  
SOUTH OF  
LODI AVE.

A letter from Mrs. Dorothy Filippini, 833 South Ham Lane, was read calling the Council's attention to the condition of Ham Lane south of Lodi Avenue and stating that they had been required to put up cash for their portion of the street improvement in front of their residence two years ago, but the street remains practically inaccessible; during the period that the City has been holding the money for the street work, they could have received interest on it. The letter urged that steps be taken to at least make some temporary repairs and to provide the property owners with adequate access to their property. City Manager Graves explained that the City could not improve the street at this time since most of it was still in private ownership, the only portions of the street having been dedicated being the half of street in front of the three residences and the church. He said it was the policy of the City at the time the building permit was issued to obtain money for the street work before issuing the permit even though the street work could not be done immediately. The City has to be protected by having the money for the work and has to gamble on the actual cost of the improvement since prices increase and the City has no assurance as to when the entire street will be dedicated. It was mentioned that building permits are no longer issued unless there is adequate access to the property. Mrs. Filippini, who was in the audience, said she would be happy to have the chuck holes filled. Councilman Brown moved that the chuck holes be filled within the dedicated right of way on Ham Lane. The motion was seconded by Councilman Dow. There was some discussion with Mr. Filippini concerning filling the holes along the rest of the street, it being pointed out that the City could not make repairs on private property and could be held liable for doing so. Mr. Filippini said that the street at Sylvia Drive and Fairmont Avenue was also in bad condition. After further discussion of the problem of improving portions of streets, the motion made by Councilman Brown to have

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the chuck holes in the right of way filled passed by unanimous vote.

#### ABC LICENSE

Notice was read of the application for Alcoholic Beverage License, On-Sale Beer & Wine, bona fide public eating place, for Tomiye and Toshio Akahori, Miyajima, 4 North Main Street.

#### REPORTS OF THE CITY MANAGER

#### SPECS - PLANT MIX

Specifications for street materials were approved and advertising for bids authorized on motion of Councilman Brown, Ullmann second.

#### CLAIMS

On motion of Councilman Culbertson, Dow second, claims in the amount of \$41,736.25 were approved.

#### AWARD - 1963 CURB, GUTTER, AND SIDEWALK REPLACEMENT PROJECTS

Only one bid was received on each of the three curb, gutter and sidewalk replacement projects, the bidder being William Burkhardt. The bids were as follows:

#### RES. NO. 2627 ADOPTED

400 & 500 Block Eden Street	\$3,961.15
400 Block Hilborn & Flora Sts.	4,748.55
500 Block Hilborn & Flora Sts.	4,202.90

Since the bids were within the Engineer's estimate, it was recommended that award be made. On motion of Councilman Brown, Dow second, the Council adopted Resolution No. 2627 awarding the contracts for the three curb, gutter and sidewalk projects to William Burkhardt for the above stated amounts.

#### WITHDRAW ERICH ADDN FROM WRCFPD RES. NO. 2628 ADOPTED

The annexation of the Erich Addition having been completed, it was withdrawn from the Woodbridge Rural County Fire Protection District by the adoption of Resolution No. 2628 on motion of Councilman Ullmann, Culbertson second.

#### STADIUM CONTRACT - ELKS LODGE

Mr. Glaves presented a contract between the City and the Lodi Elks Lodge for lease of the Lodi Stadium on August 10, 1963, for the purpose of conducting a football game. He recommended approval of the contract. Councilman Brown moved that the contract be approved and the Mayor be authorized to sign same. Motion was seconded by Councilman Dow and carried. Councilman Culbertson asked if there was a possibility of increasing the stadium head tax. The City Manager said he would discuss it with school authorities.

#### DRIVEWAY REQUEST - KRIEGER MOTOR COMPANY

A request has been received from Krieger Motor Company asking that the two, 13-foot driveways in front of their business at 117 South Sacramento Street be connected to make one, 45-foot driveway. The Engineering Department recommended that the request be granted. On motion of Councilman Culbertson, Brown second, the Council authorized enlarging two driveways in front of Krieger Motor Company to make one, 45-foot driveway.

#### OBSOLETE ZONES, ETC.

Councilman Dow said that he had noticed obsolete driveways and white zones in the downtown area which could be used for parking. Mr. Glaves said that such areas had been eliminated a few years ago, but that he would have the Engineering Department check on the present situation.

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PARALLEL -  
ANGLE PARKING  
STUDY

Mr. Graves stated that the parallel parking vs angle parking study which had been prepared by Marvin Davis of the Public Works Department was a very good piece of work and Mr. Davis was to be complimented. Members of the Council also commended Mr. Davis for the excellent report and indicated they would postpone action on the recommendations therein to a later date.

GAS TAX FUNDS  
RES. NO. 2629  
ADOPTED

The City Manager presented a Budget Approval form from the Division of Highways for budgeting \$4000 for the construction of Lockeford Street from Cherokee Lane to State Highway Route 4. He recommended that this budget be adopted as part of the expenditure of 62-63 gas tax funds. On motion of Councilman Culbertson, Dow second, the City Council adopted Resolution No. 2629 adopting the above budget allocating gas tax funds to the Lockeford Street project.

BRIEFING  
SESSIONS

Councilman Dow said that he had noticed that during the last few briefing sessions of the Council the Conference Room door had been left open and that he would have no objections to attending these sessions if they were held in the Council Chambers fifteen minutes before the meeting. Mayor Katzakian stated that the sessions would continue as usual pending an opinion which Councilman Dow had asked of the Attorney General.

There being no further business, the Council adjourned.

*Beatrice Garibaldi*  
Attest: BEATRICE GARIBALDI  
City Clerk